



Ned Lamont
Governor

STATE OF CONNECTICUT
DEPARTMENT OF HOUSING



Seila Mosquera-Bruno
Commissioner

Legal Notice
State of Connecticut
Department of Housing

NOTICE OF PUBLIC HEARING

The Commissioner of the State of Connecticut Department of Housing (DOH), in accordance with Section 8-64a of the Connecticut General Statutes, will hold a public hearing concerning the Housing Authority of the City of Hartford's (the "Housing Authority") proposed disposition of the following:

1. Ten (10) units of low-income public housing known as Bellevue Apartments and located at the following addresses in Hartford:

275-277, 279-281, 283-285, 287-289, 291-293 Bellevue Street

2. Six (6) units of low-income public housing located at 31-33 Capen Street in Hartford.

3. Eight (8) units of low-income public housing in the home ownership development formerly known as Charter Oak Terrace and located at the following addresses in Hartford:

31 Margarita Drive, 49 Margarita Drive, 73 Margarita Drive, 150 Nilan Street, 158 Nilan Street, 170 Nilan Street, 184 Nilan Street and 78 Sequin Street

4. Up to One Hundred Twenty Seven (127) units of low-income public housing known as Mary Shepard Place and located at 88 Wooster Street in Hartford ("Mary Shepard").

This Public Hearing is intended to provide any concerned individuals or organizations with the opportunity to review and comment on the proposed disposition by the Housing Authority.

The Housing Authority intends to convert the units described in 1 and 3 into affordable homeownership opportunities available through the US Department of Housing and Urban Development Section 32 Program ("Section 32"). Section 32 allows public housing authorities like the Housing Authority to sell their low income rental housing to buyers meeting certain affordability requirements. Those requirements include, but are not limited to, a requirement that the buyers have household incomes below 80% of the area median income. Should Section 32 prove infeasible the Housing Authority will explore and may pursue disposition for homeownership through the HUD Section 18 disposition process. Disposition through the HUD Section 18 disposition process could allow the units to be sold as mixed income homeownership units.

The Housing Authority is in the early stages of exploring the feasibility of converting up to 127 units of existing affordable rental housing at Mary Shepard into affordable homeownership opportunities under Section 32 or potentially through the HUD Section 18 disposition process. Disposition through the HUD Section 18 disposition process could allow the units to be sold as mixed income homeownership units.

The Housing Authority has determined that the Capen Street property is obsolete due to significant structural issues and is in the process of securing disposition approval under Section 18 from HUD.

The Capen Street property will be sold at market value, likely with no buyer income or other restrictions.

The proceeds from the sale(s) will support the development of new affordable housing opportunities through the Housing Authority or its instrumentalities.

Copies of the proposed plan of disposition may be obtained by visiting the main office at the Housing Authority of the City of Hartford, 180 John D. Wardlaw Way, Hartford, CT, or by contacting Maly Rosado, Executive Assistant for the Housing Authority of the City of Hartford, at MRosado@hartfordhousing.org, or by phone at 860-723-8494.

The Public Hearing will be held virtually on Monday, March 27, 2023 at 6:00 pm. Interested parties are encouraged to attend at the following: www.teams.com

Microsoft Teams Meeting ID: 232 553 178 489 Microsoft Teams Passcode: QR2H6P

Dial In Option: (469) 998-7233 PIN/Conference ID: 653 62 001#